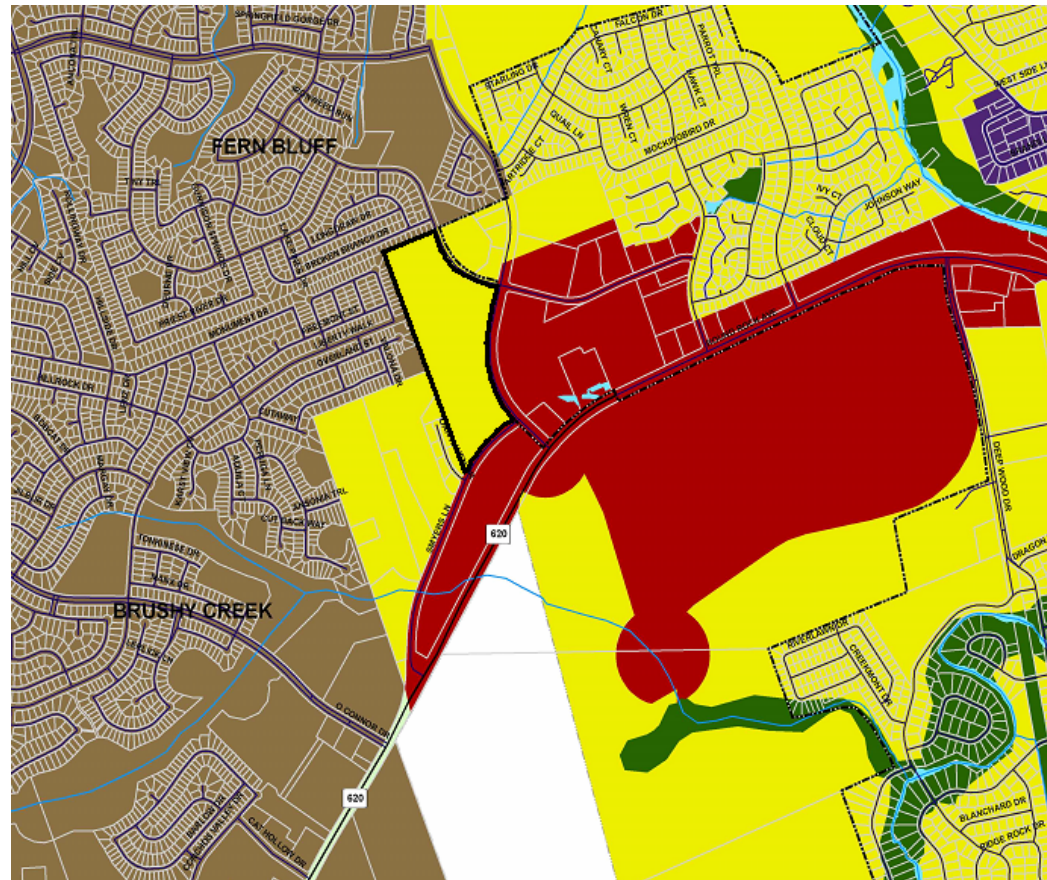


Proposed Original Zoning

38 Acres to OF (Office) District

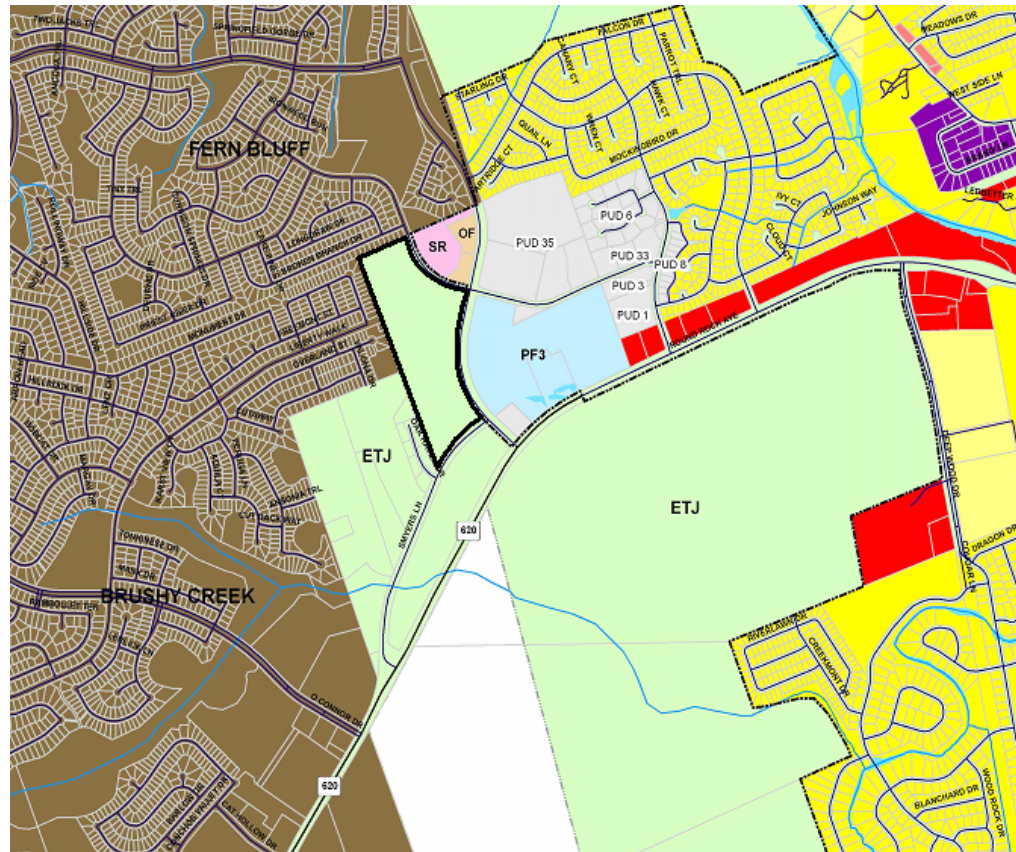
General Plan Designation



Proposed Original Zoning

38 Acres to OF (Office) District

Current Zoning



Proposed Original Zoning

38 Acres to OF (Office) District

Office zoning districts limited uses to the following:

The following uses are permitted by right:

Use
Office
Park, Community
Park, Linear /Linkage
Park, Neighborhood

The following uses are permitted with conditions:

Use	Special Standard
Day Care	11.423(8)
Office, Medical	11.423(15)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Wireless Transmission Facilities, Attached	11.423(31)
Wireless Transmission Facilities, Stealth	11.423(31)

Proposed Original Zoning 38 Acres to OF (Office) District

OF Zoning District Special Standards:

Use	Special Standard
Day Care	All day care facilities shall meet the minimum state requirements for such facilities.
Office, Medical	Emergency medical services are not permitted
Utilities, Minor	Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping in Section 11.501.
Utilities, Intermediate	Required to provide an eight (8) foot high masonry fence (or an alternate approved by the Zoning Administrator) with landscaping in compliance with Section 11.501. The facility shall be secured.
Wireless Transmission Facilities, Attached	Wireless transmission facilities shall comply with Section 4.700 of the Zoning Code.
Wireless Transmission Facilities, Stealth	Wireless transmission facilities shall comply with Section 4.700 of the Zoning Code.

Proposed Original Zoning 38 Acres to OF (Office) District

The setback for the Office Zoning District are the following:

- Single-story buildings must be set back 50 feet from single-family residential property with a mandatory 15 foot landscaping buffer
- Two-story buildings must be set back 100 feet from single-family residential property with a mandatory 15 foot landscaping buffer

Landscaping Requirements:

- One large tree per fifty (50) linear feet (75% of selected material shall be of an evergreen species); and
- One medium size tree per thirty (30) linear feet (75% of selected material shall be of an evergreen species); and
- One small tree per fifteen (15) linear feet (75% of selected material shall be of an evergreen species).
- Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.

All buildings will be in scale and compatible with surrounding residential (ex. four-sided masonry requirement, sloped roofs, etc.)